

UNOFFICIAL COPY

2-27-76
A-29460
1/2
H-35-160

23 850 279

This Indenture Witnesseth, That the Grantor,

KARL L. FELBINGER, spouse of Leslie Y. Felbinger

of the County of Cook and the State of Illinois for and in consideration of
-----Ten (\$10.00)----- Dollars,

and other good and valuable consideration in hand paid, Convey S and Warrant S unto BANK OF
ELK GROVE, an Illinois State Bank, 100 East Higgins Road, Elk Grove Village, Illinois, its successor or successors as
Trustee under the provisions of a trust agreement dated the 17th day of December, 1976 known as
Trust Number 1220, the following described real estate in the County of Cook

and State of Illinois, to wit: Lot 1 in Felbinger's Second Resubdivision, being a Resubdivision
of Lot 2 in Myfield Industrial Park Unit 2, being a Subdivision in the West
1/2 of Section 27, Township 41 North, Range 11, East of the Third Principal
Meridian, in Cook County, Illinois, according to the Plat thereof recorded in
the Recorder's Office of Cook County, Illinois on January 7, 1977 as Document
No. 23,772,945.

Subject To: Covenants, conditions, restrictions and easements of
record; and general taxes for 1976 and subsequent years.

This transaction exempt under Paragraph (e), Section 4, of the
State of Illinois Department of Revenue Real Estate Transfer Tax Act.

Date: 12/17/76

Permanent Real Estate Index No. 08-22-301-020, Vol. 050

Karl L. Felbinger
Attorney in Fact

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said
trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part
thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision report thereof, and to resubdivide said property as
often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration,
to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of
the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said
property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to
commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single
demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change
or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to
lease and options to renew leases and options to purchase the whole or any part of the reversion, and to contract respecting the manner
of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or
personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or
easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and
for such other considerations as it would be lawful for any person owning the same to deal with the same, in other similar to or different
from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall
be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the terms of this trust have been complied with, or be
obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms
of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real
estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other
instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force
and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations
contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries the remainder, (c)
that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other
instrument, and (d) if the conveyance is made to a successor of successors in trust, that such successor or successors in trust have been
properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their
predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the
earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be
personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but
only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note
in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of
similar import, in accordance with the statute in such cases made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes
of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this
17th day of December, 1976.

(SEAL)

This instrument was prepared by:
Karl L. Felbinger
Felbinger and Moran
5116 N. Cicero Avenue
Chicago, Illinois 60630

Karl L. Felbinger
Karl L. Felbinger

10-00

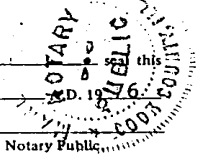
23 850 279

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK SS. I, Marlene J. Cnota
Notary Public in and for said County, in the State aforesaid, do hereby certify that
Karl L. Felbinger, spouse of Leslie Y. Felbinger

personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged
that he signed, sealed and delivered the said instrument as
his free and voluntary act, for the uses and purposes therein set forth including
the release and waiver of the right of homestead.

GIVEN under my hand Notarial
17th day of December this
1977
Marlene J. Cnota
Marlene J. Cnota Notary Public



Property of Cook County Clerk's Office

ILLINOIS
RECORD
MAR 15 10 04 AM '77

Robbie K. ...
OF DEEDS
#23850279

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

115-19 Joey Drive
Elk Grove Village, Ill. 60007

Refer to
Bank of Elk Grove
TRUSTEE
100 East Higgins Road
ELK GROVE VILLAGE, ILLINOIS 60007

Box 15

END OF RECORDED DOCUMENT